



**THE JOURNEY TO YOUR
ONE-OF-A-KIND DREAM
HOME BEGINS HERE.**

WELCOME

To the Visionary Behind This Project,

Congratulations on your decision to build a new home in one of the most beautiful areas in the country. What an exciting time to begin the journey! From the initial planning to the day your new residence is complete, it would be our privilege to work with you to create your dream.

Whether it's a high-end luxury home in a premium neighborhood or a summer residence on the lake, Edwards Smith Construction offers you an uncommon blend of expertise and artistry. Our team of dedicated professionals, unparalleled craftsmanship and commitment to excellence ensure your home is handled with great care from the very first survey stake to handing you the keys to your front door.

Drawing upon years of knowledge and experience, Jim Edwards and I collectively bring over 75 years in residential building. We firmly believe that building your home is just the beginning of our relationship with you. We strive to foster a genuine connection based on mutual trust, affability, and an environment where questions are welcomed. Our objective is to provide you with a positive building experience that lays the foundation for a long-lasting partnership. To achieve this, we work exclusively with highly qualified subcontractors, as we firmly believe that superior craftsmanship requires the collaboration of the best tradespeople in the industry. Moreover, we continuously educate ourselves to incorporate cutting-edge technology, ensuring that our workmanship yields the best possible results and solutions.

Edwards Smith Construction truly cares about how we serve our clients. We are personally involved in each and every project. We are committed to following through on what is promised and to maintaining authenticity and truthfulness in all our dealings.

Our goal is to provide you with a building experience that exceeds your expectations. When you walk through a home constructed by Edwards Smith, you feel the difference, even if you can't put your finger on it. From foundation to finish, there's a difference that's palpable. We focus on a building's fit and finish as closely as frame and foundation.

As we reflect upon our illustrious history, we are immensely grateful for the privilege of constructing remarkable homes and commercial spaces. Each is as different as the owners who occupy them, and that difference is really the essence of custom building. Just as we have done with every project that has solidified our reputation, we will dedicate the same passion for perfection, uncompromising standards and excellent communication and management skills to your project.

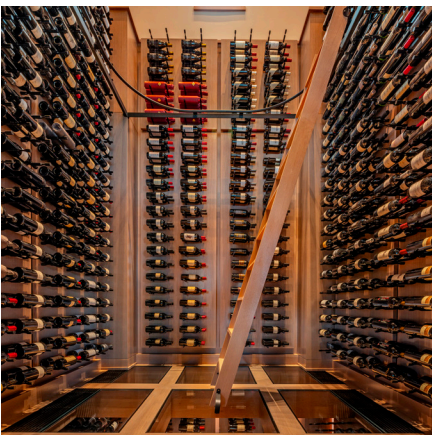
It would be our pleasure to take you on a tour of our homes and answer any questions you might have. We look forward to making your unique dream a reality.

Sincerely,



Andy Smith
Principal

ES EDWARDS SMITH
CONSTRUCTION



VISIT OUR WEBSITE TO VIEW OUR PORTFOLIO

WWW.EDWARDSSMITH.COM/PHOTO-GALLERY

WHAT OTHERS ARE SAYING



“Our decision to employ Edwards Smith Construction ...was the best decision that we could have made.” - Kevin Hoyle

“We’re almost sorry the building process is over because we will miss the people we got to know over the past year – you certainly have a great team! We were so touched they all were truly excited about building our house and took pride as though it were their own.” - Judy and John Thompson

“Not being from this area made it very nerve wracking to select a builder – especially on a log home project of this complexity. I am so thankful we came across you and your team, and can’t tell you how much I appreciated your attitude and approach in building our home.” - Don Baldwin

“In a day and age where most are looking out for themselves, Edwards Smith Construction goes above and beyond to look out for their clients, subcontractors and consultants.”
- Anthony Zanetti, d’Zign Architecture

“Visitors comment that our home looks as though it was built with old world craftsmanship. We agree. Not only do we have real stone, hardwood floors, marble countertops and oak cabinets, but we also have the technological advancements in sound, lighting and mechanical systems. Combining the old with the new has given us a very comfortable, yet modern home.” - Joy Richards

“This is our second home, so it was very important to find a contractor that we could work with from a distance and that we trusted. Edwards Smith Construction made that easy.”
- Darcy Fugman-Small and Rick Small

“The quality of your work is the finest that I have experienced in over 25 years of construction!”
- Steve Torres

“The building challenges were many but were met with intelligence and creativity that has impressed us and will continue to do so for as long as we reside in this home.” - Lee and Joan Lindquist

WHAT OTHERS ARE SAYING

“I love to understand the why of how things work and [Andy] spent a lot of time with us to really just understand the whole process...and that kind of just sealed the deal for me. It really helped the process be everything we wanted it to be.” - John Scarrow

“You and your staff critically evaluated every aspect of the project and provided valuable advice about economic savings, better ways of doing things, as well as valuable aesthetic suggestions.”
- Dale W. Woods

“While architects may do a very good job designing a home, there is so much more the builder does in the ultimate design, look and feel of the home. Edwards Smith is designed for construction where quality is the #1 objective.” - John Beletic

“As you are well aware, our site posed some unique construction challenges. I’m not confident that a lesser builder would have had the experience and talent to deal with and resolve the complexities of our home construction with the same degree of quality and timeliness that your firm was able to accomplish.” - Roger A. Nelson

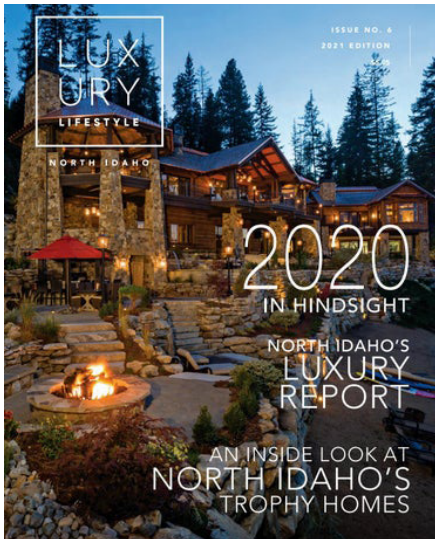
“Living in California during the building process and dealing with most of the details long distance could have been cause for concern; however, with your supervision, all of the pieces fell together with ease. The cooperation and team spirit your group showed was wonderful. We were constantly in awe of their ability to tackle construction issues and then to create perfect solutions.” - Greg and Jo Bays

“You kept us well informed before, during and now after construction on all the various issues that needed to be handled. The degree of organization, both in the construction process and in keeping CPA-like records of the myriad details of materials/costs/invoices has been exemplary...you are the best contractor we have ever had!” - Darrell and Carolee Winrich



VIEW MORE AT WWW.EDWARDSSMITH.COM/TESTIMONIALS

IN THE MEDIA





CLIENT REFERENCES

<p>Jim Benson Gozzer Ranch - Harrison, ID (781) 234-4676</p>	<p>Peter & Cathy Spano Gozzer Ranch - Harrison, ID (561) 762-7695</p>
<p>Michael & Jackie LaFever Black Rock - Coeur d' Alene, ID (949) 558-1300</p>	<p>Shatana Pole Black Rock GM - Coeur d'Alene, ID (208) 676-8999 ext 308 (208) 457-2254</p>
<p>Mike & Misti Holley SunUp Bay - Worley, ID (281) 744-4465</p>	<p>Les Hintz Hayden Lake Country Club GM/COO, ID (208) 772-3211</p>
<p>Mitch & Julie Pierce Coeur d'Alene, ID (602) 381-6591</p>	<p>Cameron & Aubree Chesnut Riverstone - Coeur d'Alene, ID (208) 660-5165</p>
<p>Chad & Janet Evans Black Rock - Coeur d' Alene, ID (949) 421-9003</p>	<p>Tony & Luz Rowe Worley, Idaho (760) 861-5881</p>
<p>Divya Patel Tri Star Management Gozzer Ranch - Harrison, ID (323) 284-7600</p>	<p>Joy Richards Hayden, ID (208) 661-4779</p>
<p>Todd & LeAnne Kolb Coeur d'Alene, ID (206) 419-8825</p>	<p>Dan & Kathryn Pinkerton Pinkerton Retirement Specialists Coeur d'Alene, ID (208) 667-8998</p>
<p>John & Stacie Scarrow Harrison, ID (425) 591-7434</p>	<p>Irving & Shelli Azoff Gozzer Ranch- Harrison, ID (310) 209-3130</p>
<p>John Beletic & Brenda Gray Black Rock - Coeur d'Alene, ID (214) 755-7766 (John) (214) 728-2605 (Brenda)</p>	<p>Kevin & Sandy Hoyle Black Rock - Coeur d'Alene, ID (858) 354-1252</p>



CLIENT REFERENCES

CONTINUED

Darren & Gina Benson Black Rock - Coeur d' Alene, ID (425) 503-0845	Mike & Gayle Stegmann Rathdrum, ID (314) 753-6622
Doug & Beth Koster Harrison, ID (308) 440-7267	Tom & Debbie Davidson Gozzer Ranch - Harrison, ID (808) 895-1098
Linda Massman Coeur d' Alene, ID (509) 290-4967	David Barnett & Nancy Pawlak Coeur d' Alene, ID (208)-262-1660
Lou & Michelle Diblosi Black Rock - Coeur d'Alene, ID (310) 713-4856	Jim & Christi Walsh Harrison, ID (509) 995-6486
Neil & Buppha Begalman Liberty Lake, WA (509) 869-1615	Jack Riggs, MD Pita Pit USA Coeur d'Alene, ID (208) 818-1763
Kevin Jester Coeur d'Alene, ID (208) 661-8601	Rob & Diane Rutherford Coeur d'Alene, ID (208) 765-5458
Patrick Collins Gozzer Ranch - Harrison, ID (214) 628-9155	Darren & Kathy Woods Dover Bay, ID (703) 789-6558
Dr. Bill & Mary Murphy South Hill - Spokane (509) 220-7124	Roger & Denise Rummel Coeur d'Alene, ID (602) 284-2909
John & Melanie Chladek Black Rock - Coeur d'Alene, ID (650) 464-3528	John & Judy Thompson Hayden Lake, ID (561) 558-3546
Charlie & Susan Nipp Coeur d'Alene, ID (208) 661-4726	Jack Beebe Coeur d'Alene, ID (208) 755-6181



RECOMMENDED ARCHITECTS

Mittmann Architect Shelli Mittmann Coeur d'Alene, ID (208) 699-9966 Mittmannarchitect.com	d'Zign Group Tony Zanetti Hayden, ID (208) 755-6364 dZgarch.com
Longwell + Trapp Architects Cory Trapp Hayden, ID (208) 772-0503 Longwelltrapp.com	PLAAD, LLC Matthew Byers Minneapolis, MN (651) 336-1393 Plaadoffice.com
Fullerton Architects Nick Fullerton Bigfork, MT (406) 837-1550 Nfullerton.com	Forum Phi Andrew Dillon Aspen, CO (970)279-4157 Forumphi.com
Olson Kundig Tom Kundig Seattle, WA (206) 624-5670 Olsonkundig.com	Uptic Studios Matthew Collins Spokane, WA (509)850-3698 Upticstudios.com
H&S International Bing Hu Scottsdale, AZ (602) 400-8880 Handsinternational.com	Boden Mountain Architecture Tim Boden Sandpoint, ID (208) 263-5072 bodenarchitecture.com



RECOMMENDED DESIGN FIRMS

Casa Stilo Inc. Renee Wolfenson Woodland Hills, CA (818) 765-2734 Casastilo.com	Maison Inc. Joelle C. Nesen Portland, OR (503) 295-0151 Maisoninc.com
Hastings Woodward Design Christina Woodward Los Angeles, CA (847) 208-1773 Hastingswoodward.com	Peace Design William Peace Atlanta, GA (404) 237-8681 Peacedesign.com



RECOMMENDED BANKING INSTITUTIONS

Mountain West Bank Residential Lending - Marilyn Buroker 101 Ironwood Drive, #148 Coeur d'Alene, ID 83814 (208) 415-5331 mburoker@mountainwestbank.com	Mountain West Bank Commercial Lending - Kellie Peterson 101 Ironwood Drive, #181 Coeur d'Alene, ID 83814 (208) 620-3603 kepeterson@mountainwestbank.com
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RECOMMENDED INSURANCE AGENCY

Acrisure Northwest - West Division
John K. Naccarato
1311 Northwood Center Court
Coeur d'Alene, ID 83814
(208) 287-8801
jnaccarato@acrisure.com

March 24, 2021

To Whom It May Concern:

I am pleased to recommend the services of Edwards Smith Construction. Our new home in The Golf Club at Black Rock is a testament to their depth of knowledge, attention to detail and pursuit of excellence.

Their years of experience and expertise were evident throughout the project, particularly in their ability to successfully coordinate and meld the intentions of architect, designer and client. The Edwards Smith team was willing to go above and beyond to accommodate our unique design ideas and problem solve to ensure they were correctly implemented. My initial concern about the ability of the various trades to execute finishes at the level desired was quickly alleviated. It was clear the ES team cared about the finished product and took pride in ensuring a job well done.

The team was a pleasure to work with and took great care to deliver the details we desired. Meetings and walkthroughs based on our travel schedule were always accommodated. Andy made himself readily available to communicate with us and review updates, timeline and budget status as requested. We felt well-informed throughout the project.

We are so pleased with our home and the level of craftsmanship, commitment and service provided. For anyone looking to partner with a professional team to build a high-quality home, I am confident in recommending Edwards Smith Construction.

Sincerely,

Michelle Diblosi

March 15, 2021

To Whom it May Concern:

We have now been in our home five months. Every morning I wake up and am amazed that this is my new home! It is everything I dreamed it would be.

We had built a lake home 8 years ago, and while it went okay, I knew the pitfalls that can occur when the builder isn't on the ball. From the first time I met Andy, I just knew that he had our backs. When we were pre-planning, he thoroughly explained things and showed the depth of his knowledge about building. While giving us lots of choices, he would let us know the pros and cons, helping us make the right decisions for our project. And the fact that I would just "show up" on site and there he would be with his team working out details helped me know I had made the right decision. Andy truly is a "leader," developing a cohesive team that is necessary to complete a complex building project.

One of my favorite parts of the whole process was dropping by the site to watch the project move along. The staff were so welcoming and willing to explain things. I never felt like a stranger in my own home even as we were in the building process. Often on the weekends, I would just come and sit at the site and take it all in. Each new phase had it's own excitement!

I love everything about my new home! After living in an old house for 38 years the fact that everything is new is such a treat. And being a Passive House, it has been warm and comfortable all winter. I love our big windows and the light that fills the rooms. Edward Smith pays exquisite attention to details. When people have visited, they just stare at all the details that are part of the design. I can still picture Chris, Ron, and Robert as they constructed all the intricate details—and some of them were very challenging.

I also appreciate the responsiveness of the Edward Smith Team. When there were problems (very few, like the dishwasher that didn't work) they took care of it. I wasn't left with problems that I had to fix. When I had question about things, I could just text Chris the Supervisor and he got back to me ASAP. And when I had my one and only melt down in two and one half years, Andy calmly took the time to talk to me and listen.

I would not hesitate to recommend Edward Smith as a builder. They are professional, competent, and a joy to work with. I really never had to worry about the building process and whether it was done "right." It just was. Please feel free to contact me if you have other questions.

Sincerely,

Mary Murphy (mcm3176@gmail.com)



Hayden Lake Country Club

2362 E Bozanta Drive | Hayden Lake, ID 83835 | (208) 772-3211

Oct. 14, 2020

RE: Reference for Edwards Smith Construction

1. What was your biggest concern before hiring Edwards Smith Construction?

We had a very challenging project: renovating a building built well over a century ago within a 90-day window. Our biggest concern before hiring Edward Smith Construction (ESC) was the concern that our project could not be completed in our tight timeline, within our budget.

2. What was the moment you knew you were right in choosing Edwards Smith Construction?

Early in the demolition stage of our project, we discovered the fire suppression system was obsolete, requiring a total redesign; many of the building's substantial footings and beams were found to be woefully inadequate, requiring invasive structural revision; various plumbing concerns were discovered, and multiple issues were found in the building's outdated electrical system. The ESC crew handled each crisis as it came, with calm confidence to "make it right". It was their management of these issues, one after another, that confirmed my confidence in selecting ESC. By choosing ESC, we knew that the building would be safer and more secure than ever, and we were impressed as ESC continued to provide quality service and worked overtime to meet our tight timeline.

3. What did Edwards Smith Construction do to prove their value?

An added complication during our already challenging project was the coronavirus pandemic. ESC handled this unprecedented development with the safety of all as top priority, while still striving to complete the project on time. Their communication was timely, and I knew they would always take my call and answer my questions. Witnessing ESC fight on our behalf to arrange supplies, subcontractors, and materials, all during a global pandemic, while keeping crew and staff safe, more than proved the company's ethics and top value.

4. What, specifically, was your favourite part of the journey and why?

Paying off the last bill! On a more serious note, sitting alone one night, in our completely renovated and beautiful clubhouse, looking around and knowing all the work that went into each detail, reflecting on the hours of time and all the blood, sweat, and tears that went into it... Knowing just how many worked together to bring this vision to fruition...Knowing that I would choose ESC again... that was the best part of the journey.

5. What do you love most about the remodelled space?

An understated, perhaps overlooked, part of the remodelled space is the new Front Reception Office. Previously, this office was a cramped and outdated little area. During demolition, when the subceilings were removed, we discovered a vaulted ceiling and high windows, previous concealed. The idea was conceived, not by one of the many committees involved in the project, but by the ECS crew, to refinish the vaulted ceilings instead of replacing the lower subceiling. Now, the space feels more open and welcoming. And you can hear the rain on the beautiful cedar ceiling!

6. If you were recommending Edwards Smith Construction to a friend/another business, what would you say?

There may be other organizations that offer lower bids or quicker turnarounds, but none will fight for your project like ESC will. None will work as hard to "make it right" and provide such an exceptionally high-class, finished product. Edward Smith Construction has my full support, admiration, and recommendation.

7. May potential clients contact you if they have any questions?

Yes!

Sincerely,

Les Hintz
GM/COO
Hayden Lake Country Club

Karen Robison
Membership Director / Executive Secretary
Hayden Lake Country Club

To: Edwards Smith Construction

1112 N. Government Way

CDA, ID 83814

Attn. Andy Smith and Buff Kobs

1/9/2020

RE: Holley residence, Rock Creek Ridge at Sunup Bay. Completed Summer 2019

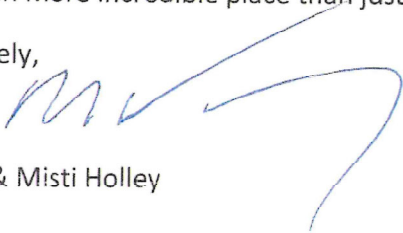
Dear Andy and Buff. First and foremost, Misti and I could not be happier about the home you and your team built for us. Living primarily in Houston, and building a home 2,000 miles away, our biggest concern was working through issues remotely. From day 1 you shot us straight. Through every turn in the project we were able to communicate well, and through any obstacle that reared its little head we came to a reasonable solution. You sent pictures, emails, texts, phone calls... whatever we needed to work through the project while we were down in Texas. If I had questions on invoices, vendors, sub-contractors... your willingness to work through any little detail and make compromises when needed... I am just thoroughly impressed. The house turned out phenomenal and even now (6 months after construction finished) you are still helping us with little things, fixes, add-on's, etc. for the house with no issue. I am not having to hound you to finish anything, fix anything, chase vendors down on loose ends. Amazing. The quality of work and craftsmanship is some of the best I have ever seen. The attention to detail... again amazing.

I would also like to mention how well you worked with our Architect, Shelli Mittman. She was also a big part of the project, well after the drawings were done. Your willingness to make that relationship meaningful, and the joint commitment, is something to not be overlooked with our level of satisfaction.

Please use this letter of recommendation, and share my contact info, to anyone that may be contemplating using the Edwards Smith team and need to speak with the homeowner of a finished product. Misti and I would also be more than happy to show our home, which is a true testament to the incredible work performed.

I wish you all continued success and again am so very grateful for all that have done to make our home an even more incredible place than just the magnificent view of Lake Coeur D Alene!

Sincerely,



Mike & Misti Holley



Corporate Headquarters
105 N. 4th Street
Coeur d'Alene, ID 83814
p 208.765.3326
f 208.667.7694
pitapitusa.com

December 2018

Several years ago, Edwards Smith Construction did an outstanding job on a large and complicated deck remodel project for my wife and me on our Coeur d'Alene Lake home.

So, when we sustained a serious fire in the national headquarters for Pita Pit USA, Inc., and needed repairs on our 126-year-old downtown 3-story business office in downtown Coeur d'Alene, I thought of Edwards Smith.

While the fire itself was limited primarily to one area on the second floor, there was remarkably extensive smoke damage requiring gutting of all exposed surfaces on both the second and third floors.

Once this was accomplished by a demolition contractor, the work began of repairing and restoring not only the damage from the fire and smoke, but also 126 years of aging, sagging and countless interior revisions through the years.

Throughout the reconstruction, Edwards Smith worked closely with us on all decisions. Fortunately, we all kept the best and most functional yet realistic final product in mind. We chose a 'more open' concept and eliminated most interior walls that were not structural. We also chose to expose, and keep exposed, all of the original exterior brick and wooden ceiling joists on both floors.

In addition to coordinating and performing the work, Edwards Smith provided very useful suggestions re: final interior design and finishes, including steel window trim, steel railings and a steel wrapped wall in the corridor as a focal point centerpiece.

The complexity of repairing and renovating a 126-year-old building cannot be understated. But the outcome was marvelous – a perfect combination of old and new.

If you have an upcoming project, and you want a high-quality outcome, I would recommend Edwards Smith without reservation.

Jack T. Riggs, M.D.

Executive Chairman - Pita Pit USA, Inc.
105 N. 4th St., Suite 201 - Coeur d'Alene, Idaho 83814
jack.riggs@pitapitusa.com



PINKERTON
RETIREMENT SPECIALISTS, LLC
Registered Investment Advisor

December 28, 2017

To Whom It May Concern:

I want to take this opportunity to extend my deepest appreciation for the amazing Idaho Wildlife Museum/ Corporate Headquarters building Edwards Smith created for us. We interviewed numerous builders, looking for a unique builder who specialized in both high-end custom homes and commercial buildings.

We weren't interested in the cheapest builder nor the most expensive--we're very grateful we chose the most experienced builder with the greatest value, Edwards Smith. They were the answer to our dreams, and we've been extremely pleased with the entire process.

Andy Smith is very creative and extremely detail-oriented, synergistically working with our architect, Kathryn and I, and making major design recommendations that were clearly better than we had envisioned prior to meeting Andy. Every step of the process Edwards Smith maintained clear and timely communication including extensive budget spreadsheets.

Now, two years after moving into this "home away from home" office building, I'm still amazed at their attention to detail, the custom in-house wood work, and what an amazing standard of excellence the Edwards Smith team has set for the industry.

You are welcome to call me and take a tour of our building to see firsthand the work of art Edwards Smith created.

With sincere thankfulness,

Dan Pinkerton
Founder
Pinkerton Retirement Specialists, LLC
and the Idaho Wildlife Museum

Dear Andy Smith and Jim Edwards,

I would like to offer my sincere thanks and express my gratitude for the excellent job Edwards Smith Construction did in building my new office at 233 E Harrison Avenue in Coeur d'Alene. I could not be more proud of my firm's new facility; the craftsmanship, attention to detail and the unparalleled quality are reflected throughout the building and site.

Having firsthand knowledge of your company's commitment to excellence and honest dealings, my first choice in a contractor for this project was Edwards Smith Construction. During the bidding process, I was foolishly convinced that another builder could complete the project at a fraction of the price. Unfortunately, my experience with the first contractor was a complete disaster, and there was no magic cost savings pixie dust that the first contractor possessed. There was no path forward with the initial contractor, and I was disappointed with the process on every level. I am so appreciative that you agreed to take on my unfinished project once I parted ways with the initial builder.

Your company was able to mobilize to complete my partially finished project in a timely manner for me. From day one, your team exercised care, precision and a level of customer service that is rare in the world today. After curing the defects, my project was back on track and moving toward the targeted completion date at an incredible clip. Thanks to you, the end result exceeded my expectations on every level.

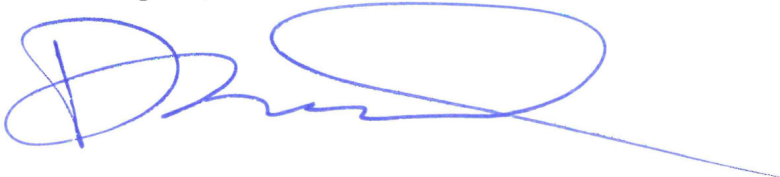
When visiting the site, your crew was always professional, friendly and eager to please. The jobsite was safe and clean and your employees and principals protected my interests and investment well throughout the process.

Job superintendent, Buff Kobs, was such a pleasure to work with. Buff was on top of each and every detail on the job. He is incredibly organized, a good communicator and keeps his sense of humor even on the busiest of days. Once Buff and Edwards Smith were on-board, the process became an exciting and fun adventure. Coming by the jobsite was stress-free and Buff and Andy helped guide me through the process of making selections in keeping with my original vision of the project.

I hope to have the opportunity to build another project with Edwards Smith Construction in the future, and I will wholeheartedly recommend your firm to clients and friends in the at every opportunity.

Please accept my highest endorsement for the quality work that you do and thank you, again, for Fortus Realty's beautiful new home.

Kindest regards,



Denise Lundy



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Fax: 208.765.0729
www.EdwardsSmith.com

